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# Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

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Jefco Sky Park Subdivision  
Jefferson County

PLEASE RETURN  
January 15, 1980

A. C. Knight, M.D., F.C.C.P.  
Director

Jefferson City-County Health Department, Courthouse, Boulder, MT 59632  
Jefferson City-County Planning Board, Courthouse, Boulder, MT 59632  
Montana State Library, Helena, MT 59601  
Environmental Quality Council, Helena, MT 59601  
Department of Community Affairs, Helena, MT 59601  
Department of Fish, Wildlife & Parks, Helena, MT 59601  
Department of Highways, Helena, MT 59601  
Department of Natural Resources and Conservation, Helena, MT 59601  
Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701  
Fire Marshall Bureau, Department of Justice, Helena, MT 59601  
Soil Conservation Service, Federal Building, Bozeman, MT 59715  
Office of Interstate Landsales Registration, ATTN: Carlton Goodwin, Title Bldg.,  
Room 324, 909 17th St., Denver, CO 80202  
Jefferson County Commissioners, Courthouse, Boulder, MT 59632  
Jefferson County Sheriff, 110 S. Washington, Boulder, MT 59632  
Governor's Office, Helena, MT 59601  
Information Unit, Department of Health & Environmental Sciences, Helena, MT 59601  
Environmental Information Center, Box 12, Helena, MT 59601  
Ken Korte, Montana Historical Society, 225 N. Roberts, Helena, MT 59601  
William McNulty, Box 1492, Stevensville, MT 59870  
Alpha Engineers, 1130 East Front St., Butte, MT 59701  
Charles Engdahl, F.A.A., Airport, Helena, MT 59601  
Whitehall City Clerk, 19 West Legion, Whitehall, MT 59759

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930 E Lyndale Ave.

Helena, Montana 59601

RE: JEFECO SKY PARK SUBDIVISION  
Jefferson County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Jefco Sky Park Subdivision in Jefferson County, and is submitted for your consideration. Questions and comments will be accepted until January 30, 1980. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,

Edward W. Casne, P.E., Chief  
Subdivision Bureau  
Environmental Sciences Division

EWC/APK/cmt  
Enclosures



DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES  
Cogswell Building, Helena, Montana 59601  
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences - Subdivision

Project or Application Jefco Sky Park Subdivision - Jefferson County

**Description of Project** The proposed Jefco Sky Park Subdivision is located in the SE $\frac{1}{4}$  of Section 32 and the SW $\frac{1}{4}$  of Section 33, T2N, R4W, P.M.M. (see attached location map). Phase I would consist of 110.535 acres divided into 48 lots. The lots would be created for single family residential development although the covenants allow eight of the lots to be used for light commercial development. Present commercial plans call for a small plastics molding plant, a small furniture assembly plant, and hangers to be used for airplane repair. Phase II would divide an additional 35.385 acres into 33 single family residential lots. The lots in both phases would surround an airport landing strip. This proposal meets F.A.A. requirements for the type of landing strip proposed. The development is intended as second or vacation homes for people who would fly into the subdivision to take advantage of the recreational potential of the area. All lots would be served by individual water and sewer systems.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			
2. Water quality, quantity and distribution			X			
3. Geology & soil quality, stability and moisture			X			
4. Vegetation cover, quantity and quality			X			
5. Aesthetics		X				3
6. Air quality			X			3
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air & energy			X			
9. Historical and archaeological sites				X		3



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POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			
2. Cultural uniqueness and diversity			X			
3. Local and state tax base & tax revenue		X				3
4. Agricultural or industrial production		X	X			3
5. Human health		X				3
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities				X		
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing			X			
10. Demands for government services			X			
11. Industrial & commercial activity			X			
12. Demands for energy		X				3
13. Locally adopted environmental plans & goals			X			
14. Transportation networks & traffic flows			X			

Other groups or agencies contacted or which may have overlapping jurisdiction Jefferson County Planning Board

Individuals or groups contributing to this PER. Robert Peccia & Associates, S & A  
Engineers, Resource Engineers, William McNulty

Recommendation concerning preparation of EIS Recommend not to prepare an EIS.

PER Prepared by: Alfred P. Keppner

Date: 1-15-80





POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

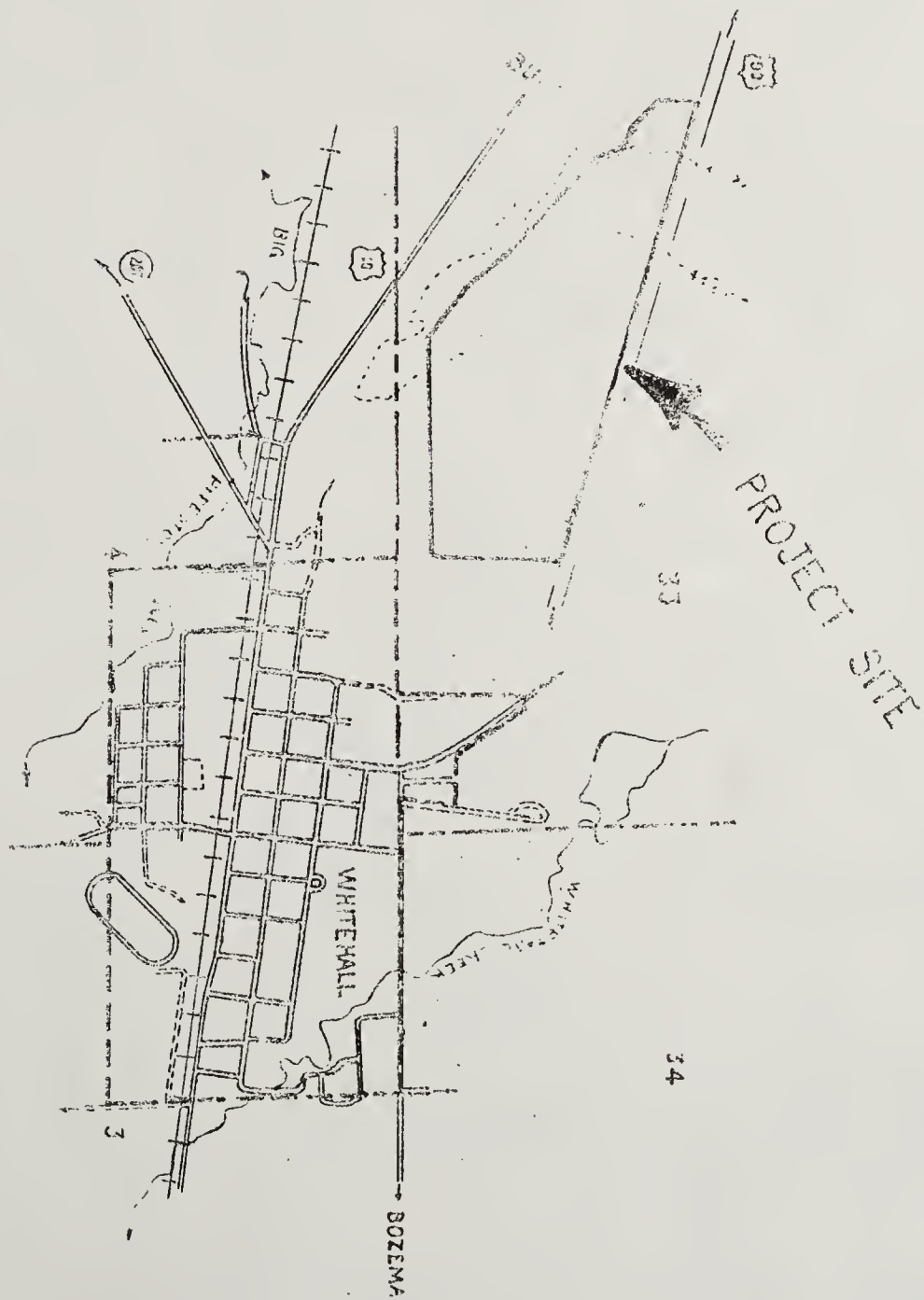
5. AESTHETICS - The development is contiguous with existing housing in the town of Whitehall; however, a rural landscape on the site would be changed to a suburban landscape.
6. AIR QUALITY - The taxiways are to be grassed. Vehicular traffic will utilize the taxiways in lieu of gravel roads, thus air borne particulates will be low.
9. HISTORICAL AND ARCHAEOLOGICAL SITES - There are no known historical or archaeological sites on the property; however, an intensive inventory has not been made to date.

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

3. LOCAL AND STATE TAX BASE AND TAX REVENUE - This development should have a positive effect on tax base and revenue. The property will be taxed as residential where it is now taxed on an agricultural basis. Being a second home type development there should not be a significant impact on the Whitehall school system while generating considerable revenue.
4. AGRICULTURAL OR INDUSTRIAL PRODUCTION - If the proposed commercial development materializes, 25 new jobs would be created. The property is now in agricultural production (alfalfa) and this agriculture base would be lost should the subdivision be developed.
5. HUMAN HEALTH - The landing strip and the development may constitute several problems. Access to the runway is uncontrolled and may make for hazardous circumstances during runway use. Problems may also be encountered on the taxiways serving the subdivision. Competition between airplanes, cars and pedestrians for space on the taxiways may result in dangerous situations.
12. DEMANDS FOR ENERGY - Second or vacation homes are not efficient with respect to gasoline consumption. Energy must be used in transportation from the principal place of residence to the location of the second home. In the case of Jefco Sky Park, aviation fuel would be consumed in transportation to and from the development.







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